Borough of Queens.

REAL ESTATE AT AUCTION.

GREAT THINGS in life 1st-Health

2nd-Contentment

3rd-Provision for old age.

1st-Live in your own house in a healthy neighborhood 2nd-Living in your own home,

with no landlord to worry you makes you contented

3rd-The increase in the value of the property and the thrift caused by ownership

### make a provision for old age ABSOLUTE AND UNPROTECTED

## **AUCTION SALE**

For Whatever They Will Bring 15 One Family New, Private Brick Dwellings On Holland Avenue, two blocks from Allerton Avenue Subway Station of the White Plains Line

## THURSDAY, JUNE 9, 1921

at the Real Estate Exchange, 14 Vesey Street EASY TERMS Tax Exempt Lots 25 x 100 Restricted Neighborhood

J. CLARENCE DAVIES, 149th St. and 3rd Ave., New York JOSEPH P. DAY, 67 Liberty Street Agents and Auctioneers

#### REAL ESTATE-OUT OF CITY. SUMMER RESIDENCES TO LET. Long Island-Sale or Rent

Motor out over the week end and Decoration Day to Plandome on Man-hasset Bay. Turn left at churches at top of hill, at Manhasset Road to Plandome, % of a mile to our office on the left hand side. The most beautiful and protected all-around section on Long Island. Several new houses ready

L'ECLUSE, WASHBURN & CO., 25 East 49th Street, N. Y. Local Telephone Manhasset 102.

CALIFORNIA BUNGALOW Near yacht harbor at Brightwaters, Bayshore, L. I. Very attractive at \$10,000.

Terms arranged.

T. B. & H. W. ACKERSON, on property, head of harbor, Court st., Brooklyn, N. Y.

FRONTING YACHT HARBOR, Brightwaters, Bayshore, L. I. All year cottage, large plot Two car garage; \$15,000. erms and possession at once.

F. B. & H. W. ACKERSON,

n property, head of harbor, and 26

Court st., Brooklyn, N. Y.

Westchester-Sale or Rent.

# CHATSWORTH HEIGHTS BUILDING SITES

AT PRE-WAR PRICES

Chatsworth Heights Realty Co

LOUIS P. MILLER.

## PELHAM HEIGHTS, PELHAM Pelhamdale & Colonial Avenue

k, New Haven and Hartford; will rifice to close up balance of three ses; prices \$5,000 to \$8,000 less a asking price a month ago: 7-8-9

New Jersey-Sale or Rent.

## Another Servantless House



\$2,000 SECURES TITLE, balance of \$7,000 on easy term morigagen, which can be paid off in a few years. Fine garage included. Permanent home, everything modern an easy for occupancy at above price; no extras; steam heat, parquet floors, beautifully decorated inside and out. Select, strictly residential neighborhood, Water sports, soil, country club, schools, churches, markets. Nearly 1,000 feet elevation; no mesquitose, big living room, with hose open fireplandant shan for the control of the contro

# HOMES

B rooms, garage, chicken house,
50 x 125
5 tooms, parquet floors, steam heat,
porches screened, 40 x 140.
\$7,350
6 rooms, large living room, fireplace,
steam heat, plot 50 x 125.
\$8,200
8 extra kerge rooms, newly decorated,
fliest location, large trees,
plot 150 x 150.

Terms \$500 to \$2,000 cash; balance
less than rent. SEE THESE HOUSES!
(200 Other Listings.)

GEO. B. HITCHCOCK, INC. Bogota, N. J.
Opp. West Shore Station. Tel. Hack. 2.

#### BUILDER NEEDS CASH MUST SELL

New California Stucce Bungalow.
7 rooms, 2 tiled baths, open fireplace, beautiful gas and electric fixtures; many base plus; steam heat, gas fired, eliminates coal bills; white enamel trimmed, manegany coors, Large plot on improved street, \$2,500 cash, balance \$5,000 on easy terms. Tax free for 5 years, J. J. SCHWARTZ, Bahcock Bigg, Plainfield, N. J. Phone 2223-W Sundays and Mondays.

## SUMMER RESIDENCES TO LET.

FURNISHED COTTAGE.
Brightwaters, Bayshore, L. I.
Convenient to Country Club.
Harbor and bathing pavilien.
For July and August \$1,200.
Also a few others from \$600

to \$1,200 June to October.
T. R. & H. W. ACKERSON,
on property, head of harber,
Court st., Brooklyn, N. X.

12-Room House

4 Master Bedrooms, 3 Baths.

trees. \$1,000 for the season. WM. H. FRAME, Peekskill, N. Y.

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive) East River to North River.

PENN. TERMINAL BLDG.

17TH FLOOR

20,000 Sq. Ft. Will divide. Excellent Light on All Sides.

**OFFICES & STORES** 

Lofts-Stores-Buildings

LOUIS SCHRAG, 142 W. 23d St.

BUNGALOWS TO LET.

Waldorf Bungalows

SHEEPSHEAD BAY

FOR THE SEASON

\$475 and Up

5 rooms, furnished, screened; run-ning water, gas and electricity, shower baths, coal and gas range, washtubs, &c. Good bathing and fishing. Boardwalk and recrea-tion pier.

OOK FOR WALDORF BUNGALOWS.

Superintendent on premises.

Take Brighton "L," get off Sheepshead Bay Station. Tels. Coney Island 2534, or D. Raffelson, Bensonhurst 94TR.

APARTMENTS - UNFURNISHED.

Above 14th St. to 59th St. (Inclusive) East River to North River.

THE DALHOUSIE

40 to 48 West 59th St.,

Above 59th St .- 5th Av. to North River.

POSSESSION

HIGH CLASS APARTMENTS HIGH CLASS AFABRANCE

Rooms, 265 West 72nd Street \$1,500

Rooms, 225 W. 71st St., new bldg. 2,400

Rooms, 225 W. 11sth Street 1,450

4 Rooms, 225 W. 1181 St., new bidg. 2,400 S Rooms, 606 West 116th Street 1,450 S Rooms, 25 Claremont Av., 2 Baths. 1,750 Rooms, 330 West 95th Street 2,400 Rooms, 515 W. 110th St., 2 Baths. 2,500 Rooms, 606 West 116th Street 2,400 Rooms, 620 West 116th Street 2,500

8 Rooms, 174 West 79th Street 2,400 9 Rooms, 260 W. 72nd St., 3 Baths, 4,500

EARLE & CALHOUN

Apply on premises or to

A. L. Mordecai & Son

30 East 42nd St.

ELDORADO

Central Park West, Cor. 91st St. APARTMENT HOTEL

1 TO 5 ROOMS

Rent including maid service. Rental \$840 to \$4.500 exceptional apartment, overlooking crk, 5 all outside rooms, 2 baths.

Inquire on Premises or

SHARP & CO., 2489 Broadway

204 WEST 86TH STREET

ARTHUR L. SHAW

DOCTOR OR DESTIST

Washington Heights, Above 125th

ROOMS AND BATH, ELEVATOR, &C. NEAR B.WAY, RENT \$1.500.

212 West 72nd St. 'Phone 5116 Colum

CITY REAL ESTATE rough of Queens-Sale or Rent. CITY REAL ESTATE

Borough of Queens-Sale or Rent

# Norwood Gardens

A Colony for Artistic People

THE HOUSE BEAUTIFUL, designed by Walter Hopkins of Warren & Wetmore for those who seek a home of artistic individuality in real gardens with thousands of beautiful trees, evergreens, flowering shrubs and hedges. Ten years' tax exemption. Price \$15,000. Easy Payments.

EIGHT ROOMS, two private baths and a two car heated garage; tapestry brick and white marble stucco; living room 19x20 feet, with large open fireplace; cory sun-room, with French windows.

Subway (Ditmars Av. Line) to Grand Av. Station; or take B. R. T. Broadway train to Queensboro Bridge Plaza and change to Ditmars Av. train to Grand Av. Station. BY MOTOR, from Queenshore Bridge Plans, follow left branch of the slavated RICKERT-BROWN REALTY CO. 52 Vanderbilt Av. Tel. Vanderbilt 9484

Above 14th St. to 59th St. (Inclusive) East River to North River.

APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. Above 14th St. to 59th St. (Inclusive) East River to North River.

# 375 Park Ave.

Several Attractive Apartments from October 1st Apply on Premises

APARTMENTS - UNFURNISHED. Above 59th St .- 5th Av. to North River.

# Hotel Esplanade

305 West End Ave.

Eight months of successful operation have served to demonstrate the soundness of principles upon which The Esplanade was pro-jected. Here is the first truly residential hotel, with neither transient pays say neither transient note, with neither transient nor sea-sonal guests, nor furnished apartments, nor hurly-bur-ly; here is the very spirit of a permanent home, an atmosphere of tranquility induced by perfection of service in an environment service in an environment of refinement.

Suites of one or more rooms, unfur-nished on lesse, for immediate occu-pancy or from October First.

MARK RAFALSKY & CO.

21 EAST 40th STREET Telephone: Vanderbilt 202

Borough of Brons.

# **New Apartments** JUST COMPLETED

Duplex Apartments 192d St. at University Ave. Couple short blocks from Jerome Ave. Lexington Ave. Subway and "L" station at Fordham road and Kingsbridge road. Also convenient to crosstown & other cars. Fred'k Fox & Co., Inc.

An exclusive residential neighborhood.

# 5 & 6

Very Large Rooms, Foyer and Bath

Very handsomely appointed, possessing every up-to-the-minute improvement. Ample clasets, etc. Rents Very Moderate Renting Agent on premises

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

FOR mortgage money apply GEORGE C. PONTER, INC., 185 B'way, 5568 Cort.

# CITY REAL ESTATE.

From Battery to 14th St., Inclusive 161 West 86th St. 79 WEST 12TH STREET.
Lot 23x103: three story high
atoop dwelling; possession.
H. J. SACHS & CO., 38 West 21st. One Attractive Apartment from October 1st, 1921. Above 14th St. to 59th St. (Inclusive).

Eight Rooms and 3 Baths. East River to North River. FACING STUYVESANT PARK.

Desirable location, adjoining St. George's
Church, 4 family single flat. SOMMER, 3
Rutherford place. Southerly exposure

Rutherford place.

632 Lexington av., adjoining 54th st.+3 story and basement; possession 60 days. PEASE-51LIMAN, 349 Madison av. 50 East 55th st.-Four story, with four story extension; attractive price; seen on Thursday afternoons, JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

Above 59th St .- 6th Av. to East River.

FOUR story house, 8 families, hot water, 5 rooms and bath, situated East 122d st. Phone Harlem 4867. Call 76 E. 12tst st., OWNER. OWNER.

27 East 104th St.—Five story apartment building, 25x109; rents \$4,500; price \$27,500. PEASE-ELLIMAN, 340 Madison av.

34 EAST SIST ST.—Five story resistence, large extension; immediate possession; attractive price to buyers; carestaker on premises. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094, 116TH ST., near Park av.—Five story flat, 25x100; steam, bot water; \$27,000; good net income. Owner, CHARLES M. HEYMANN, 2188 Breadway.

income. Owner, CHARLES M. HEYMANN, 2188 Broadway. LO Spat 79th st.—Four story, large exten-sion; immediate possession; attractive price to buyer; caretaker on premises. JOSEPH ABRAMSON, 46 W. 46th st. Bryant 4094.

Above 59th St .- 5th Av. to North River. RIVERSIDE DRIVE, NOS. 64 AND 67.
Apartments and sarage, three cars; price \$550,000, rent \$70,000, mortgage \$220,000.
NO. 128 RIVERSIDE DRIVE-Price \$150,000, rent \$21,000. Room 203, 1947 B way. 261 West 201 st. -Five story, large extension immediate possession; attractive price to buyer; carculater on premises. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4004.

261 WEST 117TH ST.—3 story and basement, 16.8:100; possession arranged, JOSEPH losely of the state of the st. Bryant 4094.

ABRAMSON, 46 West 46th st. Bryant 4094.

Washington 57-J.

#### CITY REAL ESTATE. Above 59th St .- 5th Av. to North River.

\$15,000 CASH BUYS
6 story modern elevator, West Nineties, near
60 foot frontage; mortgage \$70,000, 5% 9
years; rents over \$20,000, 24,000 from October; assessed at \$135,000; will sacrifice for
\$120,000; quick action. SLAWSON &
HOBES, 162 W. 72d st. Tel. 7240 Columbus. Washington Heights, Above 125th St.,

CORNER, 50x100, 5 story, 4 stores and apartments of 3 and 4 rooms; on subway station block; good future value; \$55,000. W. D. MORGAN, 3573 BWAY (147TH). DWELLING-Ten fooms and 2 baths, steam heat and electric lights; price \$19,000; \$5,000 cash.
W. D. MORGAN, 3573 BWAY (147TH). HOUSE. Washington Heights; 13 rooms; suitable furnished rooms, K 1368 Herald, Harlem.

Harlem.

OPPORTUNITY to purchase one of the best constructed and located residences on Washington Heights; all modern improvements. Write Owner, 535 Westfield av., Westfield, N. J. Westfield, N. J. \$16,000-Three story 14 room dwelling, close to Drive; electric lights; parquet floors. W. D. MORGAN, 3373 BWAY (147TH). Borough of Bronx-Sale or Rent.

260TH ST. and Tyndale av.-7 rooms, bath; reasonable. See D. S. MORRISON, 250th st. and Riverdale av., N. Y. Kingsbridge 82.

DUPLEX house, nearing completion, upper floors return good investment; price \$12,-500; terms arranged. Apply 251 Cumberland st. near De Kalb av., Hill section. Biklyn. 679 East 5th St.—Owner leaving city must sell his three family detached house; hot water heat, electric, driveway, all improvements; rents for \$165 a month; bargain, WASSMER.

FOREST HILLS GARDENS—Attractive effl clent house, garage, \$29,500; ground 58x100. 74 Ascan av. Tel. Boulevard 6370-W. RICHMOND HILL—Tax exempt for ten years, owner left town, 1 family, all improvements, lot 33x100; driveway, garage; con; huy until you see this bargain; 2 blocks on; huy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy until you see this bargain; 2 blocks on; buy on the see that the se

Borough of Richmond-Sale or Rent. NEW DORP-House to rent or for sale, 7 rooms and bath, all improvements; garage; near station and cars. Phone Dongan Hills 407.

REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent.

SPRINGFIELD—Beautiful new all year ingalow home, 6 large rooms, bath, heat, tricity, open fireplace; plot 7,700 sq. ft., n, fruit trees and shrubbery planted; r station, troiley, stores, churches, public parochial schools; \$\$,000; easy terms. SCHABEHORN, opp. sta., Springfield,

I.

I LYNBROOK—New S room bungalow, hew T room house; all improvements; steam at large plots; \$8,500 cach; terms to it. ARTHUR McDERMOTT, Valley ream, N. Y. Phone 578-J.

I SPRINGFIELD—Corner, 2 lots, near trolley and station; bargain, \$600 for both. SCHABEHORN, opp. sta., Springfield, J.

RASSEPEAGUE POINT. Beautifully situated on Stony Brook Harbor modern house, 6 master bedrooms, 6 maids rooms, 3 baths.

VERY LOW RENTAL, \$1,500.

Mrs. F. C. Huntington, St. James, L. I. Caretaker on property. Tel. 240 St. James.

CEDARHURST, L. I.—big bargain; for sale, new stucco corner bouse, six bedrooms, three tiled bathrooms, sun parlor, large porch, steam heat, open fireplaces; lot 75x 150; all modern improvements. Room 905, 152 West 42d st., city. Telephone Bryant 8373 or 1039 Far Rockaway.
FREEPORT.—Two new Dutch Colonial homes; ultra modern in every respect; 6 rooms and bath, extra lavatory, open fireplace, sun parlor, brick porches; cement walks, garages, select location on corner; convenient for commuting; finest construction and material throughout; investigate; prices \$13,500 and \$14,500; terms. GATTER & SONS, Builders, 25 Railroad av., Freeport. Fhone 606.

Flone 2005.

FOR sale at sacrifice, S room new cottage; plot 60x100; double garage; tiled bath and attachen; every modern improvement; 2 minutes to station, 38 rajuntes Penn, station, New York, Apply F W. NELSON, Stewart Station, Station

JAMAJCA—Hillcrest, 120 Grand av., modern 8 room house, garage, glass enciceed porch, screens, awnings, plot 40x100; bargain, 814,500, Phone Jamaics 1070 M.

KEW GARDENS—Near station; 10 rooma; \$26,500, R 38 Herald, Herald ag.

LONG ISLAND.—Stop paying high rents; how six room houses, only \$4,800; full size cellar, all improvements, tax exempt; terms reasonable to responsible people. Write LUMBER DEALER, box K 601 Herald, 280 R way.

LONG BEACH BUNGALOW AUCTION BID.
to be erected in Block 32: bid \$4.150; mortgage up to 70 per cent.; accept \$200 profit
K \$23 Herald, 250 Broadway.

SAG HARBOR, L. I.
Country estats of the late James E. Rierdan, directly on the shore of North Hayen
section, at Sag Harbor; 30 aures; 1,800 feet
shore front; deep auchorage; modern resishore front; deep auchorage; modern resi-

APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED.

SOUTH NORWALK, CONN

Large, cool, handsomely furnished 10 room home, near Belle Island, one hour from New York; billiard room, open firring the screened porch; 2 car garage, chicken houses, &c.; spachous grounds; flowers, fruit, shade, ornamental trees and shrubs; rent entire season or longer; \$500 per month, which includes services of gardener; must be seen to be appreciated. Phone Norwalk 2007, or write W. G. A., 132 Water st., South Norwalk, Conn.

Long Island.

New York.

of cost. Phone Columbus 625 Herald, Herald square

New Hampshire.

Above 14th St. to 59th St. (Inclusive). East River to North River.

Above 59th St.-5th Av. to East River.

THREE story corner, store, two apartments; all improvements; parquet floors; ideal for druggist; possession; cheap rent; nine years' lease. JOHN CODY, 1269 Lexipaton av.

Above 59th St .-- 5th Av. to North River. COLUMBUS AV., 161 (at 67th st.)-Sky-light studio; rent \$50, Inquire Supt.

Washington Heights, Above 127th St., West of 8th Av.

BROADWAY, 3887 (S. W. cor. 165d st.)-Elegant large store; great future.

Miscellaneous.

HOUSE to let for business or manufactur-ing purposes; basement, store and 2 floors, 406 West 42d at.

406 West 42d at. Wild. sublease my office facing Broadway, 525 square feet, to May 1, 1922; rental \$1,800, MEYERS, room 6, 2010 Broadway. Columbus 4086 for appointment.

Berough of Brooklyn.

HEIGHTS, 163 Joralemon st.-Parlor flow to let for business. Main 10288.

SATURDAY Evening Post of May 28th, on page 28, fully described the "Apartment Electric" at Jackson Heights, on Exhibition until June 10th. Open Evenings until 8 P. M.

New 4, 5 or 6 Room Garden Apartments at

# Jackson Heights

Restricted Residential Community-Nearest to Manhattan

A few apartments are ready for occupancy. Others will be completed between now and October 1st. Secure your "GARDEN" Apartment at once. **UISIT JACKSON HEIGHTS TODAY** 

To visit Jackson Heights, take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. Station. (Office opposite Station).

22 MINUTES FROM 42nd STREET

#### REAL ESTATE-OUT OF CITY. SUMMER RESIDENCES TO LET. Long Island-Sale or Rent.

OPPORTUNITY.

If you have \$2,000 and can furnish good references, you can have a home built either on your own idea or front our various plans in one of the finest high ground locations on Long Island; no assessments, tax exempt zone; 10 year old shade trees throughout the property; five foot sidewalks and parkings; curbs all laid; sewerage, water, ras, electric and telephone conduits installed. Write K 600 Herald, 280 Broadway.

AT MOUNT VERNON. ONLY A FEW LEFT. 5. 6. 7 room new Colonial homes, open fire-places; garden and garage; all improve-ments; §8,00 to \$15,000; bungalowa, \$4,800; easy terms; balance as rent; mortgage runs 15 years. Send for pictures and plans, 704 South 5th av., Mount Vernon, 3 blocks north Dyre av. station, Boston and Westchester Railroad; 5c, fare.

Paliroad: 5c, faro.

FOR SALE.

On Monroe av. Larchmont Manor, new tapestry brick and stucco house; slate roof; copper flashings and leaders: contains 5 large bedrooms, 3 baths, 2 maids' rooms, 2 lavatories, living room, dining room, kitchen, pantry, front porch, sun porch, sleeping porch; also two car garage; all materials used in construction are the best, as an inspection will show; price \$47,000. Owners, LARCHMONT BUILDERS, INC. Tel. New Rochelle 3989 or 2872. Murray Hill 2346. CRAGSMOOR, ULSTER COUNTY.
Modern cottags, furnished, 8 rooms, bath, large porch, open fireplaces, spacious grounds, tennis, garage, never failing spring, hot and cold water, acetylene gas; beautiful location on top of Swawangunk Mountain, 1,800 ft.; fine view; sell or rent. URFF, 38 Martense st., Brooklyn, Flatbush 8754.
ROOMY furnished cottage, to rent. month of June, Katiskill Bay, Lake George, N. Y., half the regular rate for June. Write W. C. SHELDON, Fort Ann. N. Y. TO RENT from June 1 to October 1 in the

FOR SALE.

FOR SALE.

On Beach av., Larchmont Manor, two artistic and up to date houses, will be finished in about two weeks. No. 1 contains 9 rooms, Tabaths, 2 open fireplaces, large tiled veranda and perrola: garage on lot 90x300; price \$32,000, No. 2 contains 10 rooms, 3 baths, 2 open fireplaces, garage on lot 90x300; price \$35,000; terms. Owners, LarchMont BUILDERS, INC. Tel. New Rochelle 3965, New Rochelle 2872, Murray Hill 2348.

FOR SALE, sacrifice, price \$17,600, only furnished cottage, to rent, month of June, Kattakill Bay, Lake George, N. Y. half the regular rate for June. Write W. C. SHELDON, Fort Ann. N. Y. CRENT from June 1 to October 1 in the Catskills, house, 1,000 feet elevation, 400 feet from boulevard that surrounds Asholcan ready for immediate occupancy; inher coms, two baths, open fireplaces, steam heat, large sleeping porch, glassed in; fine plazza; cornier lot; desirable location; or would rent for three years. 671 James st., Pelham Manor Phone Felham 4838W.

FOR RENT OR SALE,

FOR RENT OR SALE,

BOOMY furnished cottage, to rent, unouth of June, Kattakill Bay, Lake George, N. Y. half the regular rate for June. Write W. C. SHELDON, Fort Ann. N. Y.

TRENT from June 1 to October 1 in the Catskills, house, 1,000 feet elevation, 400 feet form boulevard that surrounds Asholcan ready to catholic churches; 2 mails daily; fishing, catholic churches; 2 mails daily; fishing, conting; \$900; garage room. Mrs. S. B. WOOSTOCK, near Kingston; elevation 1,300 feet; 10 rooms, remodelled house; beautiful all conveniences; garden, orchard, 177 acres, small lake; destrable neighbors; \$1,000. Ribinelander 4898.

Phone Pelham 4838W.

IN LAWRENCE PARK, BRONXVILLE,
A NEW HOUSE, delishfully situated on the
hillside, among fine old trees; convenient to
schools, stores and station; S. rooms, S haths;
garage; plot 190x109; shown by appointment.
SWALLOW & PRATT, INC.

12 Palmer\*av., Bronxville, N. Y. \*Tel. 11\*1. SWALLOW & PRATT, INC., 12 Palmer av., Bronxville, N. Y. \*Tel 11\*1.

LAKE MAHOPAC.

For rent for season, several attractive bungaloys, within few minutes walk of station; running water, electricity; lake privileges, SYLVESTER FROHOCK, 41 W. 34th. Fitaroy 1570.

PELHAM HEIGHTS, PELHAM.
Colonial and Pelhamdale avs., 3 blocks
from Pelham station on New York, New
Haven and Hartford; will sacrifice to close
up balance of 3 houses; price \$5,000 to \$8,
000, less than asking price a month ago;
7-8-9 rooms, 2 and 3 baths; garage with each
bouse; all the latest improvements; stucce
and brick; 1 bloch from new high school;
terms. Owners, c premises, or PEIDERSEN, 509 Willis av., N. Y. Tel, Melrose 876.

sems. Owners, c premises, or PEDER, SEN, 500 Willis av, N. Y. Tel, Melrose 876.

SCARSDALE.

A rare charce to purchase in beautiful Scarsdale a gentleman's new house and garage; large living room with open fireplace, dining room, pantry and kitchen, four large master bedrooms and two tiles baths on second floor; also ample closets; attle has two finished rooms with connections for bathroom fixtures; large plot with delightful trees; carefully restricted and among neighbors of, refinement, and standing, an attractive price to quick buyer. Phone for appointment be f. A. ELSENIER, Scarsdale, 87.

TWO (2) family semi-detached apartments, for rooms, bath, electric light, steam heat, gas, newly built; fine location; block from tailon. A. W. 18 Vernon place, Yonklers.

TUCKAHOE Seven room house and bath; all modern improvements; garage; Tax160; all mod

New Jersey-Sale or Rent.

ATLANTIC HIGHLANDE, Elsewhere.—Cottages and bungalows, furnished and unfurnished, sale, rent. BAILEY & DUNCAN, 178 West 135th at. Tel. Morn. 8870.
ASBURY PARK, Ocean Grove, Allenhurst, Bradley, Deal.—Summer cottages, hotels. JACOB A. KING, NORTH ASBURY PARK.

JACOB A. KING. NORTH ASBURY PARK.

fWELLING. 62 Chestnut at., East Orange;
possession Oct. 1. RABELL, 220 Bway.

ELBERON, DEAL, WEST END.

Furnished cottages for rent.

WARDELL & BURKE.

Near railroad station, West End. N. J.

RIDGEWOOD.—Attractive, modern 8 room
heuse; asphalt street; convenient station;
eacrifice \$7,500; photographs. HOVER, 212

Broadway, N. Y.

#### FARM PROPERTY. New Jersey.

FARMS for Sale-Reply to ROMULUS FLEMING, Milford, N. J. Miscellaneous,

FARMS everywhere of merit and value.

The Gream of them ALL.

Dairy, fruit, stock farms, boarding houses, notels, summer resorts or gentlemen's estates. If you want a real good place and reliable service see JOHN OTT, 504 5th av., Brooklyn.

# SUBURBAN HOMES WANTED.

WANTED TO LEASE FOR TWO OR MORE YEARS, WITH OPTION TO PURCHASE, LARGE ROOMS, DETACHED HOUSE, ALL, IMPROVEMENTS, FOR IMMEDIATE POSSESSION; WE ARE THREE ADLLTS AND FURNISH HIGHEST REFERENCES; WILL NOT CONSIDER OVER \$100 RENT, WRITE FULL DETAILS N 105 HERALD, HERALD \$Q.

# REAL ESTATE TO EXCHANGE.

MOUNTAIN LAKES, N. J.
Ten rooms, three haths, stucco, modern;
best section: 2½ acres, overlooking lakes;
garage, harn; vacant; price \$35,000; free
and clear; trade for New York or Brooklyn,
ARNOLD T. CHERAN, 189 Montague st.,
Brooklyn, Phone Main 5972.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

To let for business. Main 10288.

LIGHT lofts to lease, D0500 and 90x100; up to date, corner building; sprinkler equipment, fire alarms, electric elevator, steam heat for all the property.

To let for business. Main 10288.

LIGHT lofts to lease, D0500 and 90x100; up to date, corner building; sprinkler equipment, fire alarms, electric elevator, steam heat lavants av. lines, corner Blake and Junius sta., E klyn.

HOUSES TO LET, FURNISHED.

R Rent, from June 1 to Sept. 15, prettily prinished private 8 room house, 2 bathms, comfortable porch; near beach; priegarage; vegetable garden all planted; hing tech cais, golf, tennis; communical private boat; 45 minutes to Battery, per Sunday or Monday. Price \$1.800 proson; christians only. GUIDEP Maple, Sea Cate, New York Harbor. Telephone levy Island 2146.

## APARTMENTS-FURNISHED.

ATTRACTIVEL1 furnished suites of two, three or more rooms, with private baths, at Hotel Chelsea, 222 West 23d st. Locatio, unexcelled for conveniences. New management is very anxious to rent to pertuanent guests and will make very attractive rates to those now taking suites. Hotel Chelsea, 222 West 23d st. Phone Watkins 6200.

APARTMENT 225, Buckingham Hotel, to rent, from June 1 until October 1, \$200 per month; regular rental \$350 per month; living room, two bedrooms and bath.

BARGAIN. 8 Rooms. 2 Baths.

BEAUTIFULLY furnished apartment, with baby grand plane; drawing room, 2 bed-chambers and bath; hotel and valet service; to lease from June till October; reference required. Apply Supt., apt. 2A, 13 E. 65th st., New York.

65th st., New York.

BEAUTIFULLY furnished apartment, with oaby grand plane: drawing room, two bed chambers and bath; hotel and valet service to lease from June to October; reference mentioned apply Superintendent, apartment 2A, 15 has faith st., New York.

FURNISHED COTTAGES FOR THE SUM-MER, COUNTRY HOMES, on and near the water. C. E. BREWSTER, Bay Shore. MER, water, C. E. BREWSTER, Phone 302.

NEW bungalow, 5 rooms; open fireplace; NEW bungalow, 5 rooms; reasonable, 3841

SUBLET, JUNE TO OCTOBER, BEAUTIFUL 2 ROOM APARTMENT, NOBLETON HOTEL, 126 WEST 73D ST.; CONVENIENT TO EVERYWHERE; \$100 FER MONTH; VALUE \$165. ST. ALBANS HOTEL.

1, 2 and 2 rooms by day and week; furnished; bath. Phone Columbus 8216. TWO and three room sultes, most attractive by furnished and conveniently situated: highest class hotel service; unsurpassed culsic; leases. Hotel Schuyler, 57 West 45th st. Bryant 1181.

HIGH class 3 and 4 room apartments to plane; Hotel Hamilton, West 73d st. to publet, June to September; very low rate. For full information phone Longacre 1017.

Branch of Brondway).—Four elegant light rooms, high class elevator apartment house; rent 80c.

Branch of Brondway.—Br 1-2-3 ROOMS, with bath, Rutledge Hotel, Lexington av. at 30th st.; unexcelled service and conveniences; ideal home for dis-criminating women; room without meals; \$10 week and up; room with meals, \$17 week and up; room with meals, \$17 week and up; rates reduced from 30% to 40%.

1-2-3 ROOMS, WITH BATH, ASHTON HOTEL, MADISON AV. AT 950 ST. INENCELLED SERVICE AND CON-VENIENCES: IDEAL HOME FOR DIS-CRIMINATING PEOPLE; SUMMER RATES \$2. UP, WERE \$45. ORANGE, N. J.—Comfortable, furnished house, 10 rooms, 2 baths, garden, garage, under one hour from New York, for rental to responsible adult family from about June 15: 8275 monthly; might sell, furnished outfurnished. Address M 175 Herald, Herald sq., or telephone Orange 5722 for appointment.

from 30% to 40%.

1-2-3 ROOMS, with bath, Nobelton Hotel, 126
West 73d st.; unexcelled service and conveniences; ideal home for discriminating people; summer rates reduced from 30% to 40%. ment.

SEABRIGHT, N. J.-Very attractively furnished, comfortable house, occan front, II bedrooms, 9 baths, sun parlor, dining room, pantry, parlor, extensive piazzas on 2 floors; basement has kitchen, servants dining room, large laundry, furnace room, electricity and gas; large garage, 4 bedrooms, kitchen and bath; for rent, \$4.500, or for sale at half of cost. Phone Columbus 3156, Address Y. M. Heyald source. ple: summer rates reduced from one.

117H ST., 111 West.—Two rooms, bath,
kitchenette, H. B. MULLIN. Inquire of superintendent.

13TH, 106 W.-Modern 3 room apartment;
sublease, furnished, \$80; unfurnished, \$75. 22D, 454 W.-Living room, kitchen, bedroom and bath; very nice; \$40. See Janitor.

2STH ST., NEAR 5TH AV.
Complete 2 room and bath housekeeping suite. Madison Square 1958.
30TH ST., 25 East—Handsomely furnished apartment; eight rooms, two baths; 11th floor; long or short lease; price extremely low. May be seen by appointment, Murray HIII 3009. In the pine belt of the White Mountains, at Lake Spotford, New Hampshire; owner's private furnished cottage for the season; all modern conveniences. For particulars addiess F. C. CLARK, 2180 North av., Bridgebork, Conn. 34TH, 120 B.-Until October, 7 rooms, reasonable. Call apt. 7W, afternoons or evening.

51ST ST., 248 W.—Two large rooms, bath and kitchen; remodelled and attractive. kitchen; remodelled and attractive.
54'FH (off 5th av.)—In new modern elevator
building, handsomely furnished apartment
of 2 rooms and bath; summer months; \$1'-n
monthly; meals served; up bachelors. R 4t
Herald, Herald so.
btTH, 162 W.—Five light rooms, high class.
Circle 1941, 8-B. 57TH ST., 144 W.—Two room apartment, bath, kitchenette, porch. Call Monday, between 1 and 3. Circle 6275.

> 61ST ST., 10 WEST (Corner Broadway), PASADENA HOTEL.

Beautifully furnished two, three rooms, bath, overlooking Central Park; convenient to all cars and shopping district; reference required; \$125 to \$200 monthly. Phone 6535-6536 Columbus.

104 Front St.—In heart of coffee and sugar district: delightful offices, fifth floor, front, overlooking East River; light, airv; about \$50 square feet; private office, walls panelled and finished in French gray; woodwork is white; Wanamaker's best grade French gray carpet on private office floor; outer office floor covered with finest grade imported green battleship lineleum; skylight; latest and most modern plumbing; elevator and janitor services; two year lease from May 1, 1921; very low rental, as must lease immediately. Apply Room 1709, 67 Wall st., N. Y. bath, kitchenette, piano, summer rates.
78TH ST. 56 East. Seven rooms, elevator,
top floor, airy; \$150. Rhinelander 4803.
80TH ST. 757 W.—Three rooms, light housekeeping; phone, electricity; newly furnished; will rent reasonable for summer, Superintendent.
85TH ST., 78 W.—S rooms, elevator apartment, completely furnished; player, Victrola, private telephone; reasonable; summer
or longer. ARMS.
85TH, 5T. W.—Six rooms, modern apartment. HALF of private office, furnished, telephone, stenographer's services. Room 406, Tribune Bullding. bune Building.
PRIVATE OFFICE for rent, furnished: \$45
monthly. Tel. 8130 Stuyvesant.

MODERN LIGHT STORE AND BASEMENT.

232 WEST 2TTH ST.

LARGE AND COMMODIOUS: HIGH CEILING: WONDERFULLY LIGHT: ZSPECIALLY ADAPTED FOR ANY WHOLESALE
BUSINESS; MODERATE RENTAL. CALL
OR PHONE L. K. SCHWARTZ CO., INC.,
110 WEST 40TH ST. BRYANT 4358.

STUDIOS or offices; top floor loft; no elevator; splendtd light; no manufacturing
considered; only high class tenants need
apply. 214 East 41st st.

PARK SLOPE.—Six all outside rooms and bath, comfortably furnished; immediate occupancy, 5 minutes to all subways and Prospect Park; \$125 monthly; Christian adults, Phone Sterling 246.

APARTMENTS — UNFURNISHED

117H ST., 31 West.—Three rooms, two baths; high class elevator apartment; pos-session at once; rent \$135. J. IRVING WALSH, 73 West 15th st.

Above 14th St. to 59th St. (Inclusive) East River to North River.

FIVE rooms and bath, excellent light, ele-vator house; 234-238 West 21st st. Ap-ply Janitor of HENRY MERRITT, 262 West TERMANENT occupation from June 1, studio apartment, large living room, open fireplace, two bedrooms, kitchen, bath, \$125 month. EATON, 150 East 34th st.

BOME very desirable suites of two, three or more rooms and bath, to rent, unfurnished, on yearly lease at Hotel Chelsea, 222 West 23d st., now under Knott management and being completely renovated throughout. Hotel Chelsea, 222 West 23d st. Phone Watkins 6206.

16TH, 135 W.—Modern four room, hardwood floors, awnings; all improvements.

29-45 EAST 27TH ST., between Madison and 4th ava.—High class apartments, 3-4-7 rooms; centrally located; rents reasonable. Apply premises.

39TH ST., 157 E.—Large single apartment, all light, all improvements; lease 16 months, reasonable. Superintendent on premises.

44TH, 210 W. (Westover Court)—Bachelor apartment; ligh class; hotel service; meals if deefred. See Resident Manager. Bryant 3800. 1800.

4DTH, 21 West—Two rooms, bath and kitchenette. Inquire Housekeeper.

55TH, 44 W.—Apariments, floors, parlor
floor and basement. BADRON, Circle 0088.

57TH, 108 W—Two rooms and bath; \$00
per month.

Above 58th St .- 5th Av. to East River.

PARK AV., 979, corner 83d at.—Seven rooms, all modern improvements; \$110. Above 59th St .- 5th Av. to North River.

BEAUTIFULLY furnished apartment, with baby grand plane; drawing room, two bed chambers and bath; hotel and valet service; to lease from June to October; reference required. Apply Superintendent, apartment 2A 13 East 6th st., New York.

FOR RENT. — Beautifully furnished apartment, West 75th st., hear Broadway; two large bedrooms, very large living room and kitchenette, for three or four months; very reasonable; can be seen Tuesday. K 618 Horald, 280 Broadway.

FROM June to November, 9 room apartment, 2 baths; Madison av. and 85th st., K. 419 East 46th.

FURNISHED apartment for sale, 4 rooms, plano. Y 628 Herald, Herald sq.

11EXINGTON Av., 807, at 628 st.—Furnished, 2 rooms, bath; private phone; \$100 month. NULLTY.

RIVERSIDE DRIVE apartment furnished, 7 rooms and bath; reasonable rent, until October; references. Telephone Rector 5206, or write T 154 Herald, Herald sq.

SUBLET, JUNE TO OCTOBER, BEAUTIFUL 2 ROOM APARTMENT, ASHTON HOTEL, MADISON AVE. AT 83D ST. CONVENIENT TO EVERYWHERE; \$100 PER MONTH; REGULAR RATE WAS \$155.

SUBLET-JUNE TO OCTOBER, BEAUTIFUL TWO ROOM APARTMENT, COLONIAL HOTEL, SIST ST. AND COLUMBUS AVE.; CONVENIENT TO EVERYWHERE; \$110 PER MONTH, WAS \$175.

CONVENT AV., 270-Attractive apartment, 4 large, airy rooms, overlooking park; new building with all conveniences; con-venient to subway and clevated. Aud. 3850.

CONCOURSE, 2034, corner Burnside av., three blocks east Burnside avenue 'L' station; 3 and 4 rooms, modern, high class walkup apartment; immediate possession. Supt., on premises, or DAVID ERAUS, 9.5 Liberty st. Phone 6738 Cortlandt.

MORRIS AV., 2038 and 2042 (corner Burnside av.)—New modern apartments, large, light rooms; immediate bossession one block from Jerone av. subway station: 3 rooms and bath, \$70; 4 rooms, and bath, \$50 and \$50.

rooms and bath, 910, and \$90, and \$90. PORTER & CO., 159 West 128th st. Borough of Brooklyn.

APARTMENTS WANTED.

ATTENTION-Wanted, about 4 room apar

# FURNISHED ROOMS TO LET.

East Side. LENINGTON AV., 979, at 71st.-Large room for 2, all conveniences; references re-LEXINGTON AV., 824.-Bright skylight room, running water, closet; moderate ONE ROOM, BATH, ASHTON HOTEL, MADISON AV, AT 982D ST, COMPORT, CONVENIENCE, AI SERVICE: SUM-MER RATE \$15 WEEKLY; WERE \$24 AND \$28.

MEALS \$21: WERE \$30.

17TH, 104 East.—Large furnished rooms, all conveniences; suitable gentleman or couple. Stuyvesant 3014.

17TH ST., 105 E., corner Union Square—2 attractive cool rooms, shower bath. 31ST, 104 East.—Exceptional room; summer rates; private family. Madison Square

BROADWAY, 2880 (112th)—Bachelor suite, 2 bedrooms, private bath, large living room, home comforts, 2 or 3 bachelors; rea-sonable, aummer price. Apply Elevator at-tendant. BROADWAY, 3657, apt. 10F-Young wom-an wishes to share modern apartment with one, two girls; references exchanged, EIGHTH AV., 920.—Private family; fine room; gentiemen, 1-2. A. L. OFFERMAN. trols, private telephone; reasonable; summer or longer. ARMS.

SETH, 77 W.—Six rooms, modern apartment, very attractively furnished, all conveniences; reasonable rent as parties are leaving town until Sept.15. Key with supt.

SETH ST., 348 W.—Furnished apartment for rent. 8 rooms, baths, 8350 monthly; June 1 to Sept. 30. Phone 674 Riverside.

SETH ST., 345 W.—Furnished apartment for rent. 8 rooms, baths, solo monthly; June 1 to Sept. 30. Phone 674 Riverside.

SETH ST., 345 W.—Furnished apartment for rent. 8 rooms, a baths, solo monthly; June 1 to Sept. 30. Phone 674 Riverside.

SETH ST., 345 W.—Furnished apartment for rent. 8 rooms, baths, cverlooking Hudson; sublet summer from June. L. FOUN-TAIN.

SETH ST., 312 W.—Furnished the subject of the subject summer from June. L. FOUN-TAIN.

SETH ST., 315 W.—Horished apartment for rent. 8 subject summer from June. L. FOUN-TAIN.

SETH ST., 345 W.—Furnished apartment for rent. 8 subject summer from June. L. FOUN-TAIN.

SETH ST., 345 W.—Horished apartment for rent. 8 subject summer from June. L. FOUN-TAIN.

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SETH ST., 345 W.—Furnished apartment for rent. 8 subject summer from June. L. FOUN-TAIN.

SETH ST., 345 W.—Furnished saving subject subje

Look Island.

Borough of Brooklyn.

FOREST HILLS GARDENS, L. I.
Elevator apartment of the finest
type, 3 rooms to October 1 or longer.
Call at Tennis Place apartment by
station or phone Boulevard 6:45.
GVYON L. C. EARLE, agent, 3:8
Fifth av., at 34th st. Fitzroy 0821.

Washington Heights, Above 125th St., West of 8th Av.

1051 SIST ST.: second apartment, 5 rooms and bath, decorated; hot water supply; separate furnace; detached house; large parch; rent \$60.

AND \$28.

ONE ROOM, BATH, RUTLEDGE HOTEL, LEXINGTON AV. AT 30TH ST.;
COMPORT, CONVENIENCE; AI SERVICE; SUMMER RATE \$14, WITH MEALS \$21; WERE \$30.

5281.
47TH, 3 East-Single room, very light, unfurnished, \$45; furnished, \$50; until October. BARNEWALL.
87TH ST., 355 East-Well furnished, large and small rooms; newly renovated; hot and cold water.

conces.

01ST ST., 312 West.—To rent, room, also connecting room, business or professional prople, inquire E. ROSS, Circle 7271.

52D ST., 55 West.—Front room, private bath: light housekeeping; electricity, phone, 52D, 53; W.—Nicely furnished small rooms, \$5, weekly; gentlemen; references.

ATH, 245 W. Nice, large double room, run-

60711, 12 West.—Large, coci, front rooms; accommodate 2-3; also room 1-2 gentlemen. Columbus 2791, Greany.